



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 19, 2023

Jack George  
Akerman LLP  
71 S. Wacker Dr., 47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Opinion response for PD 1399, 700 W. Chicago Avenue**

Dear Mr. George:

In response to your recent request, please be advised that the subject property is zoned Waterway Residential Business Planned Development Number 1399 ("PD 1399") and located within the North Branch Corridor Overlay District, Subdistrict C. According to your request letter, S2BN is planning to lease the subject property for five years and create an entertainment venue within the existing building.

Their core business is focused on timed, ticketed exhibitions similar to museum exhibitions. They expect the shows/exhibitions would run during the hours of 11 am to 8pm every day with between 100-200 guests per hour during the week. On weekends, they expect between 300-400 guests per hour. Time frames for entry would be every 15 to 30 minutes throughout the day.

In addition to exhibitions, they would like to include the option to host or rent the space for occasional larger scale events including but not limited to: galas, fundraisers, corporate and nonprofit events, art exhibits, one-off concerts, performances, small trade shows, commercial shoots, etc. Per your request, you state these could be potentially larger in scale, but they would most likely occur during non-rush hour periods.

Based on the information submitted, it is our opinion that based on a capacity greater than 1,000, the proposed use would be defined as entertainment and spectator sports. PD 1399 allows for the redevelopment of the site with 4 towers and this proposed interim use will require approval of a minor change, pursuant to Statement's 5 and 13 of PD 1399.

Sincerely,

  
Patrick Murphy  
Zoning Administrator

PM:tm  
C: Noah Szafraniec, Mike Marmo, Janice Hill, Main file

March 18, 2021

Jack George  
Akerman LLP  
71 S. Wacker Dr., 47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Opinion response for PD 1399, 700 W. Chicago Ave.**

Dear Mr. George:

In response to your recent request, please be advised that the subject property is currently zoned Waterway Residential Planned Development Number 1399 ("PD 1399") and located within the North Branch Corridor Overlay District, Subdistrict C. Your client and the property owner, a venture between Tribune Real Estate Holdings and Riverside Investment and Development, is seeking confirmation that their proposed use of the subject property is permitted within PD 1399.

The 309,277 SF site is improved with an approximately 120,000 SF facility known as Freedom Center North, and which has been used as a distribution center by the Chicago Tribune. Per your letter, up to 150 employees worked three shifts at its peak, and there are up to 20 distribution trucks currently using the site, the majority of which are 53-foot long trailers. The new proposed use of the site would involve 26-foot long trucks bringing merchandise that would then be distributed to nearby customers via electric cargo bikes (e-bikes). There would be eight box trucks coming to the site up to 10 times per day, equaling 80 trips, each way. The majority of truck deliveries would occur between 10:00 am and 5:00 pm. There would be 75 delivery vehicles on-site performing deliveries up to three times per day, equaling as many as 225 e-bike trips, each way. The estimated delivery radius of the e-bikes would be no greater than three miles. In accordance with the underlying DX-5 zoning, there would be 96 automobile parking spaces on the site to serve the anticipated employees.

Based on the information submitted, the Chicago Tribune has continued to use the site for distribution while waiting for the proposed PD improvements to be built. They are now ceasing distribution from this site and the new proposed distribution use will not result in an increase in intensity. Pursuant to Sections 17-4-0207-QQ and WW of the Zoning Ordinance, general retail sales and warehousing are permitted in the underlying DX zoning district. However, under this proposal, customers will not actually be visiting the site to purchase merchandise. Finally, Statement No. 5 of PD 1399 does not specifically prohibit the proposed use. Therefore, it is our opinion that the existing, non-conforming, warehouse and distribution use may continue in a different and less intensive form, and as described above. However, please be advised that that approval of this interim use does not result in the PD rights being vested, pursuant to Statement No. 23 of PD 1399 and Section 17-13-0612 of the Zoning Ordinance.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

Reclassification Of Area Shown On Map No. 3-F.  
(As Amended)  
(Application No. 19345)  
(Common Address: 640 -- 740 W. Chicago Ave.  
And 801 -- 843 N. Halsted St.)

WRB1399

[SO2017-6176]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Industry District and DS-5 Downtown Service District symbols and designations as shown on Map Number 3-F in the area bounded by:

the north branch of the Chicago River; West Chicago Avenue; and North Halsted Street,

to the designation of the DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all DX-5 Downtown Mixed-Use District symbols and designations as shown on Map Number 3-F in the area bounded by:

the north branch of the Chicago River; West Chicago Avenue; and North Halsted Street,

to the designation of a Waterway Residential Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1399 (Planned Development) consists of approximately 309,277 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map

("Property") and is owned or controlled by the Applicant, Riverside/700 West Investors LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

The Applicant commits to provide and fully-fund the following Phase I infrastructure improvements prior to issuance of the final Certificate of Occupancy of Phase I of the development. All infrastructure improvements will be subject to review and approval by the Department of Transportation and must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

- Installation of a new traffic signal at the proposed site access driveway on Chicago Avenue.
- Sponsorship and provision of a 15 dock Divvy bikeshare station within the Planned Development boundaries at the eastern boundary of the site.
- The Applicant will contribute \$1,000,000 towards CDOT traffic signal infrastructure improvements at the Chicago-Halsted and the Chicago-Milwaukee-Ogden intersections impacted by the development to mitigate impacts from the development on intersections identified in the traffic study, which shall constitute full satisfaction of Applicant's financial contribution towards the Phase I infrastructure improvements except for the costs to fully-fund the installation of a new traffic signal at the proposed site access driveway on Chicago Avenue and the sponsorship of a 15 dock Divvy bikeshare station to be located at the eastern boundary of the site.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and

approval of the Departments of Planning and Development (DPD) and Transportation (CDOT). Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation. The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 3. Such agreement shall be recorded against the Property prior to the issuance of any Part II Approval.

4. This plan of development consists of 23 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Survey; Subarea Map; Phasing Diagram; Phase One and Full Buildout Site Plan/Ground Floor Plan; Accessory Parking Map; Landscape Plan; Riverwalk/Path Plan; Roof Plan; Building Sections and Building Elevations (North, South, East and West) prepared by Goettsch Partners - Architects and dated January 18, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. In each of the following Subareas, the following uses shall be permitted in this Planned Development:

Subarea I (East Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related.

Subarea II (Central East Tower): multi-unit residential, hotel, office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related, provided that in the event Subarea II is improved with a non-residential building, Applicant shall provide written notice thereof pursuant to Section 17-13-0107-A of the Chicago Zoning Ordinance as applicable to zoning map amendments as part of the Site Plan Review application.

Subarea III (Southwest Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, co-located wireless communication facilities and accessory and related.

Subarea IV (Northwest Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply, except grade shall be defined as plus twenty-eight (+28) feet Chicago City Datum, plus or minus six ( $\pm 6$ ) feet in respect to design conditions. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 309,277 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
- \*11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

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\* Editor's Note: Section 10 missing in original document.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. The Applicant also acknowledges the river development Design Guidelines of the North Branch Framework Plan that build upon the North Branch Industrial Corridor's unique natural and built environment. To further these goals, the Applicant agrees to: (a) provide a minimum landscaped 30-foot wide river setback and continuous riverside trail for both pedestrians and bicyclists as indicated on the Phasing Diagram, Phase One and Full Buildout Site Plan, Landscape Plan and Riverwalk/Path Plan; (b) provide a riverfront park with active uses and river overlooks as indicated on said plans; and (c) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and to the riverfront park, and provide signage at park and river trail entries that the riverwalk and riverfront park is open to the public during typical Chicago Park District hours. All improvements within the river setback for a particular phase must be substantially completed prior to receipt of Certificate of Occupancy for the principal building of such phase, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate. The Applicant agrees to provide and maintain interim native wildlife landscaping to Phase 2, 3, and 4 prior to buildout of these respective subareas. The final design of the interim landscaped areas require

approval from the Department of Planning and Development, and are not required to be publicly accessible.

17. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subareas II, III, and IV, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Review approval submittals pursuant to Section 17-13-0800 need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

DPD shall not issue Part II Approval for Subareas II, III, and IV of the Property until Site Plan Review approval has been granted. If DPD determines that the Site Plan Review submissions are in substantial compliance with the Planned Development, such submissions must then be reviewed by the Chicago Plan Commission at a public meeting but shall not require review or approval by the City Council. Following review and comment by the Chicago Plan Commission, the Zoning Administrator shall issue written approval of the applicable Subarea Site Plans and the approved submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of a Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved Subarea Site Plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Review application shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the propose improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Subarea, including floor area,
- the applicable floor area ratio, uses to be established, building heights and setbacks; and
- updated Traffic Study.

Subarea Site Plan Review applications shall include all other information necessary to illustrate conformance with the P.D.

18. In order to encourage architectural diversity and excellence in design, DPD will encourage the Applicant to continue to evolve the design of Subareas II, III and IV during Site Plan Review. The Applicant will ensure that each of Subareas II, III and IV, or any sub-parcel thereof substantially complies with the North Branch Framework and Design Guidelines (NBF) as part of the Site Plan Review process. Revisions and modifications to the site plan, landscape plan and building elevations must be substantially consistent with the NBF.

The Applicant acknowledges the potential alignments for a multi-modal trail, transitway and other potential transportation improvements ("Transportation Improvements") through and adjacent to the Property. The Applicant agrees to identify the Transportation Improvements on the Subarea Site Plans developed during the Site Plan Review process and to provide an easement on, across and through the Property as necessary to accommodate the Transportation Improvements as provided herein. The Applicant and the City of Chicago agree to cooperate on the final location of the Transportation Improvements through the Planned Development site. The Transportation Improvements are meant to improve connectivity and access to the Planned Development site and to other development sites near the Planned Development. The Transportation Improvements shall not adversely affect operations or security of the buildings within the Planned Development. Any modifications that result from these discussions shall be made pursuant to the minor change provisions of Section 17-13-0611.

19. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-5 and M3-3 zoning districts to the DX-5 zoning district, and then to this Planned Development (P.D.), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area,

regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 310 housing units. As a result, the Applicant's affordable housing obligation is 62 affordable units (20 percent of 310), consisting of 31 First Units and 31 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 19, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

20. Applicant commits to provide and fully-fund the Phase I, Phase II, Phase III and Phase IV traffic demand measures and infrastructure improvements, as detailed in the attached Traffic Demand Measures and Area Infrastructure Improvements Exhibit (all such measures and improvements are collectively referred to herein as the "Improvements"). The funding, design and provision of all such Improvements are the responsibility of the Applicant and its successors and assigns, subject to review and installation scheduling by the Department of Transportation. The Applicant must design and construct the Improvements in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

The Applicant agrees to provide access to the Department of Transportation and its contractors to undeveloped portions of the Planned Development site for access, storage, staging and other planning and construction activities of any future Transportation Improvements adjacent to the Property to the extent such access

does not interfere with the future use and development of such undeveloped portions of the Property.

The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 20. Such agreement shall be recorded against the Property prior to the issuance of the issuance of Part II Approval for any Subarea.

21. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.
22. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent City resident hiring (measured

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

23. This Planned Development shall be governed by Section 17-13-0612. Commencement and completion of the proposed development of any subarea hereof shall toll the running of Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property  
Line Map; Site Plans; Ground Floor Plan; Parking Level 1 Plan;  
Parking Mezzanine Plan; Dimensioned Site Plan; East/West  
Sections 1 and 2; and North, South, East and West  
Building Elevations referred to in these Plan  
of Development Statements printed on  
pages 68785 through 68799  
of this *Journal*.]

2/28/2018

## REPORTS OF COMMITTEES

68779

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form and Traffic Demand Measures and Area Infrastructure Improvements referred to in these Plan of Development Statements read as follows:

*Waterway Residential Business Planned Development.*

*Bulk Regulations And Data Table.*

	Subarea I	Subarea II	Subarea III	Subarea IV	Total
Net Site Area:	159,162	29,033	52,043	69,037	309,277
FAR Building Area:	453,317	309,277	489,121	294,670	1,546,385
FAR <sup>[1]</sup> :	2.85	10.65	9.4	4.27	5.0
Height:	210 feet	315 feet	320 feet	210 feet	320
Maximum DU:	0	310	0	0	310 units
Maximum Parking:	196	19	77	180	472 stalls
Bike Parking:	125	125	125	125	500 racks
Minimum Loading:	2	2	2	0	6

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[1] The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among Subareas for future building projects as approved via Site Plan Approved pursuant P.D. Statement 17 hereof.

FINAL FOR PUBLICATION

**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More Information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: January 3, 2018

**DEVELOPMENT INFORMATION**

Development Name: 700 W. Chicago  
 Development Address: 640-740 W. Chicago Avenue, Chicago IL 60654  
 Zoning Application Number, if applicable: 19345      Ward: 27th  
 If you are working with a Planner at the City, what is his/her name?

**Type of City Involvement**  
*check all that apply*

<input type="checkbox"/> City Land	<input checked="" type="checkbox"/> Planned Development (PD)
<input type="checkbox"/> Financial Assistance	<input type="checkbox"/> Transit Served Location (TSL) project
<input type="checkbox"/> Zoning increase	

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

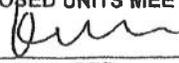
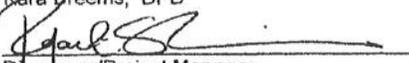
Developer Name Riverside/700 West Investors, LLC  
 Developer Contact John O'Donnell  
 Developer Address 150 N. Riverside, Suite 1800  
 Email [jod@riversideid.com](mailto:jod@riversideid.com)      Developer Phone 312-788-1802  
 Attorney Name John J. George      Attorney Phone 312-870-8022

**TIMING**

Estimated date marketing will begin TBD  
 Estimated date of building permit\* TBD  
 Estimated date ARO units will be complete TBD

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

  
 \_\_\_\_\_  
 Kara Breems, DPD  
  
 \_\_\_\_\_  
 Developer/Project Manager

1-12-18  
 \_\_\_\_\_  
 Date  
 1/8/18  
 \_\_\_\_\_  
 Date

*but developer must provide and get our sign off - on unit details worksheet - before building permit.*

## ARO Web Form

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**Applicant Contact Information**

Name: John O'Donnell  
 Email: jod@riversideid.com

**Development Information****Address****Submitted Date: 01/12/2018**

Address Number From: 640  
 Street: Chicago Avenue

Address Number To: 740  
 Postal Code: 60654

Street Direction: W

**Development Name, If applicable**

700 W. Chicago

Is your project in a Downtown Expansion Area and will you be rezoning to Downtown zoning?: Y  
 Was your Project approved by City Council or recommended for approval by the Plan Commission or  
 Committee on Zoning before November 1, 2017?: No - PILOTS APPLY

**Information**

Ward: 27

ARO Zone: Downtown

Pilot Area: Near North

**Details**

Type of city involvement: Downtown Planned Development  
 Total Number of units in development: 310  
 Type of development: Rent

**Requirements**

First ARO Units Required: 31 Additional ARO Units Required: 31

**How do you intend to meet your ARO obligation for the First ARO Units?**

On-Site: 31

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31

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**How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 31

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31

*Traffic Demand Measures And  
Area Infrastructure Improvements.*

Phase I.

Traffic Demand Measures (TDM):

- Provide a 125 bike stall bike room in the base of the building, along with facilities including lockers, storage and repair tools.
- Provide public bike parking within the Phase I subarea as depicted on the P.D. Exhibits.
- Provide a 15 dock Divvy Station to be located on the Chicago Avenue frontage at the eastern edge of the site as depicted on the P.D. Exhibits.
- Operate a commuter shuttle bus service during rush hour Monday through Friday to Ogilvie and Union Stations utilizing the existing service road through the Freedom Center site between Chicago Avenue and Grand Avenue.
- Provide priority parking spaces for car and van-pool program and car-sharing options on-site within the parking garage.
- Separate parking spaces from general lease agreements for office and residential tenants and charge market rate for parking on-site.
- Encourage tenants of the office building to provide transit subsidies to promote CTA/Metra ridership among employees.
- Encourage staggered work hours for tenants and employees to reduce traffic volumes during peak periods.

Phase II, III Or Phase IV.

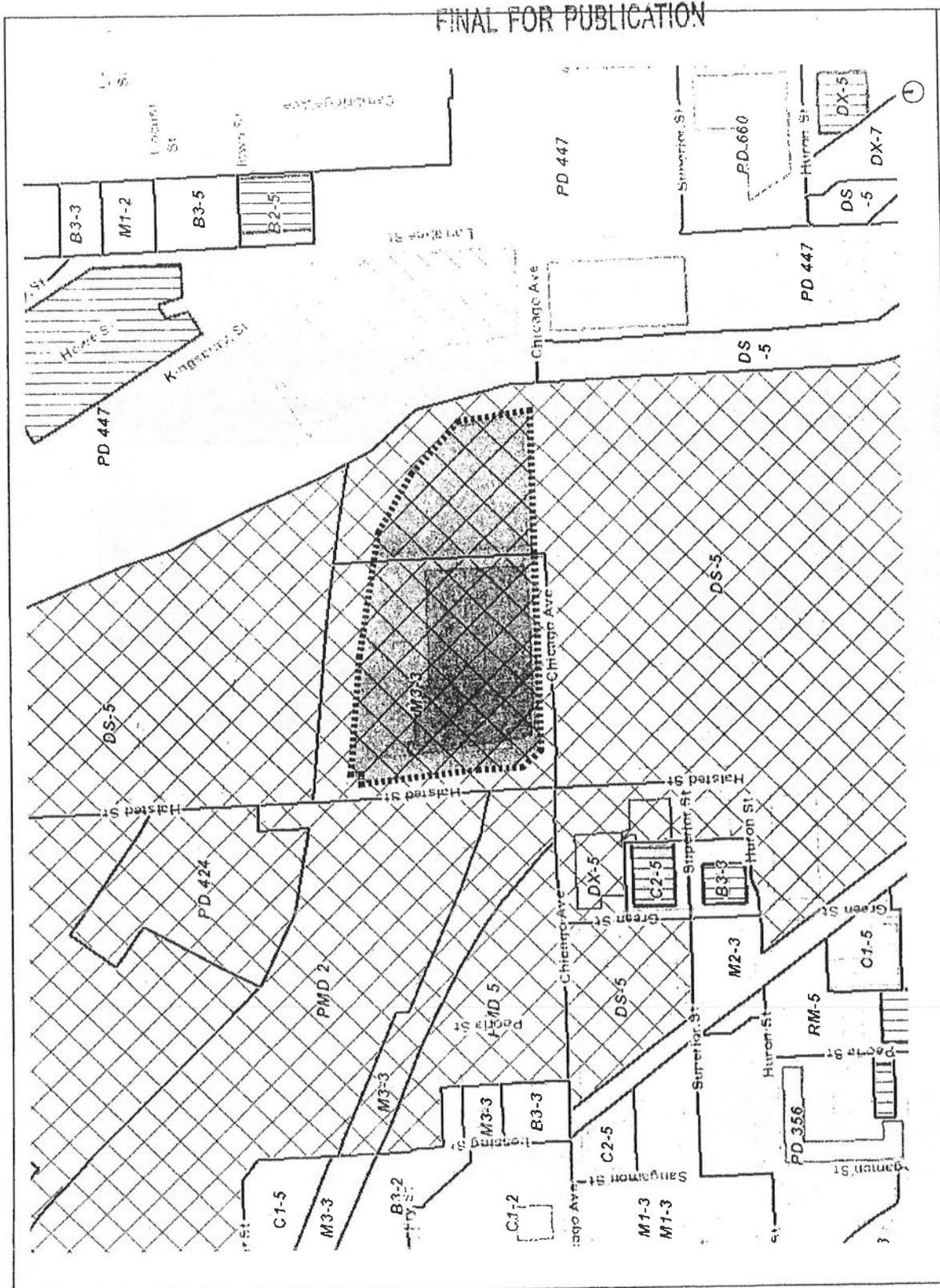
Traffic Demand Measures:

- Provide a 125 bike stall bike room in the base of each building, along with facilities including lockers, storage and repair tools.

- Provide public bike parking within each subarea as depicted on the P.D. Exhibits, concurred with occupancy of each phase.
- Provide a 15 dock Divvy Station to be located on the Halsted Street frontage site as depicted on the P.D. Exhibits, concurrent with the delivery of Phase III.
- Provide a dock for a water taxi stop to be located at the northern border of the site along the east/west river frontage.
- Establish a Transportation Management Association (TMA) for tenants of the development to coordinate TDM measures,

Infrastructures Improvement (As Determined By The Phase II, Phase III And Phase Traffic Studies):

Intersection	Improvements
Halsted Street Entrance (Phase III)	<ul style="list-style-type: none"> <li>-- Construct new entrance intersection as depicted on the P.D. Exhibits with three-quarter access with one lane in and a right turn only outbound lane entrance</li> <li>-- modify stripping on Halsted to provide southbound left turn lane into the entrance</li> <li>-- Provide international cross-walks</li> </ul>
Halsted Street/North Branch Street	<ul style="list-style-type: none"> <li>-- modify striping on Halsted to provide northbound left turn lane</li> </ul>



EXISTING ZONING MAP  
 INTRODUCED: September 6, 2017  
 CPC DATE: January 18, 2018

MAP-001

700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave. & 601-643 N Halsted St

Goelisch Partners - Architects  
 224 S Michigan Ave, Floor 17  
 Chicago, IL 60604



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EXISTING LAND USE MAP  
INTRODUCED September 6, 2017  
CPC DATE January 18, 2018

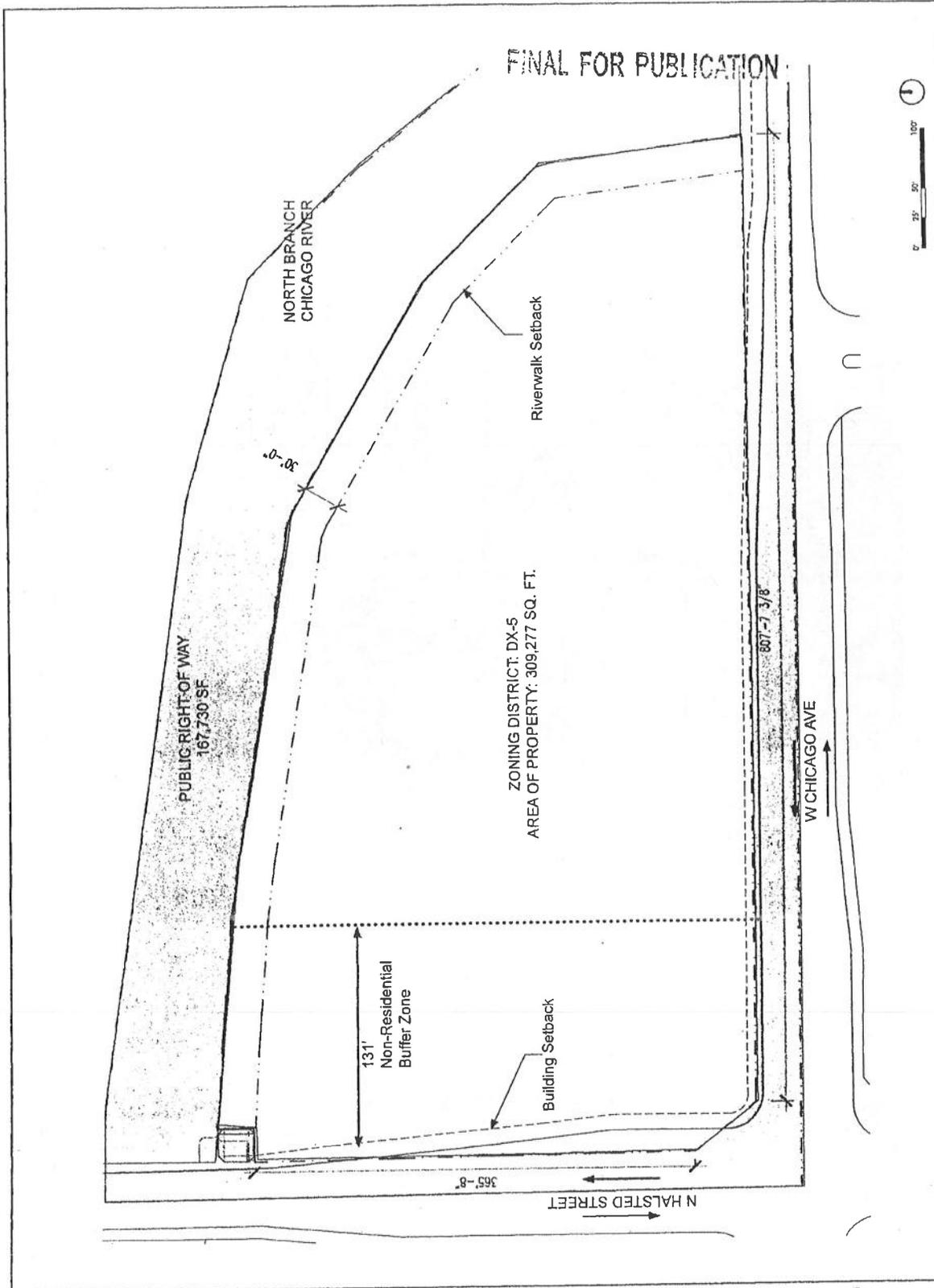
MAP-002

700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

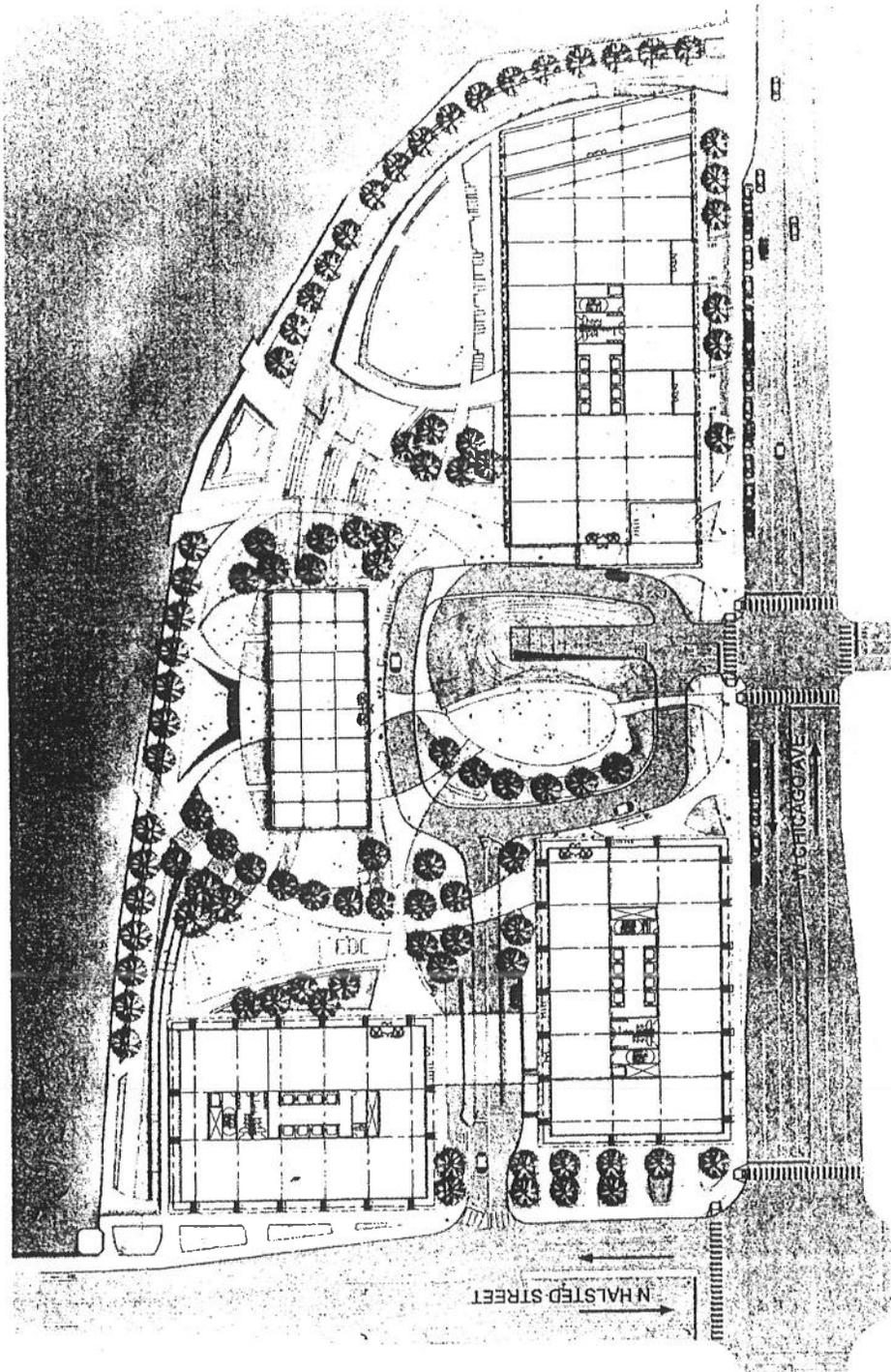
Goettlich Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604





	Goeltich Partners - Architects 224 S Michigan Ave, Floor 17 Chicago IL 60604	Applicant: RIVERSIDE/700 WEST INVESTORS, LLC Address: 640-740 W Chicago Ave, & 801-643 N Halsted St	700 W CHICAGO AVENUE	PD-001	PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP INTRODUCED: September 27, 2017 CPC DATE: January 16, 2018
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SITE PLAN  
 INTRODUCED: September 16, 2017  
 CPC DATE: January 18, 2018

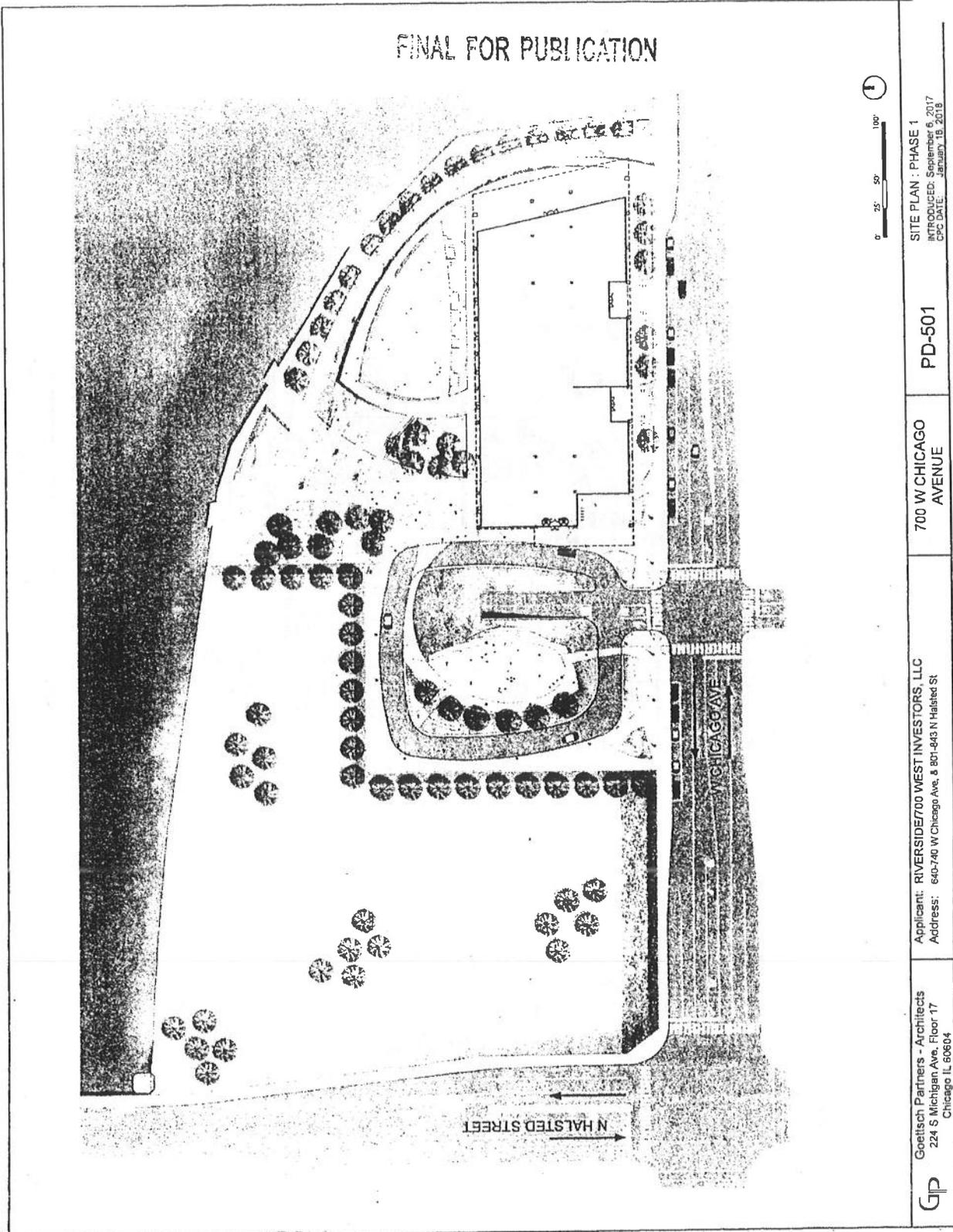
PD-100

700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

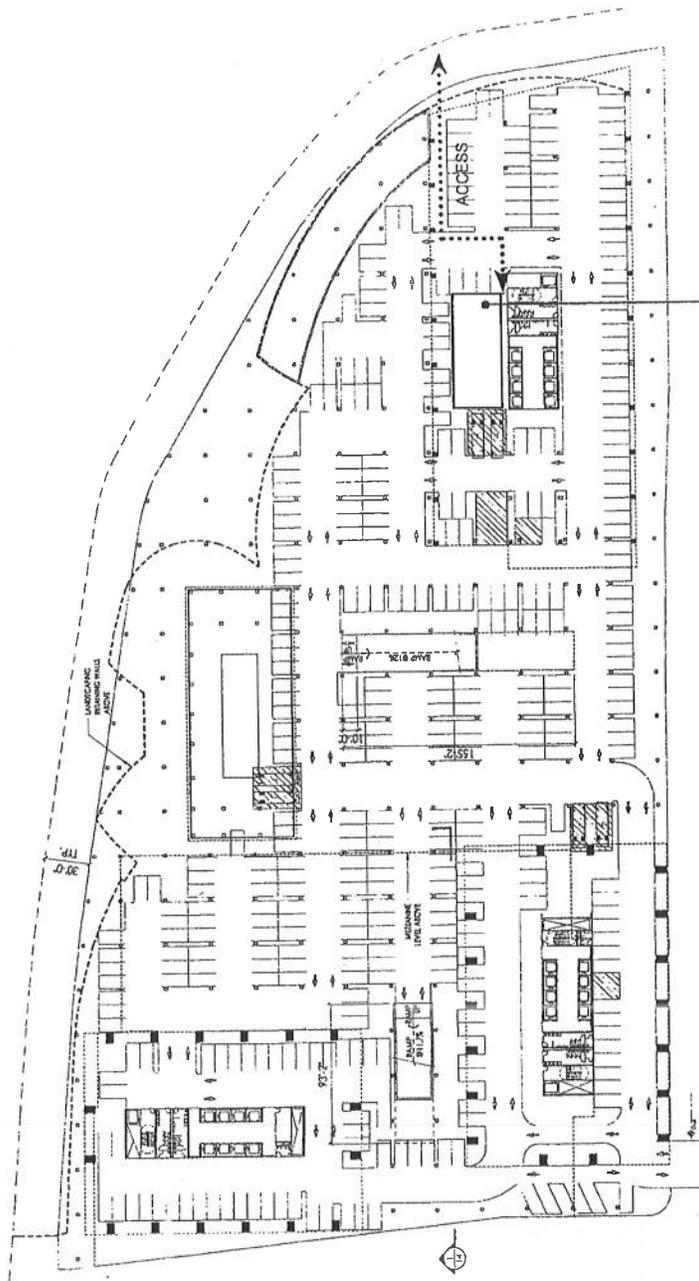
Gretlisch Partners - Architects  
 224 S Michigan Ave. Floor 17  
 Chicago, IL 60604







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**PARKING LEVEL 1 PLAN**  
 INTRODUCED - September 6, 2017  
 CPC DATE - January 16, 2018

**PD-102**

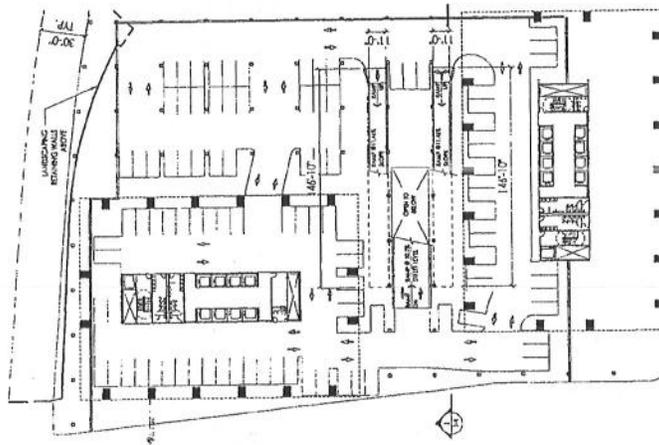
**700 W CHICAGO AVENUE**

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave, & 801-943 N Halsted St

Goettsch Partners - Architects  
 224 S Michigan Ave, Floor 17  
 Chicago IL 60604



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Mezzanine Plan



PARKING MEZZANINE PLAN  
 INTRODUCED September 6, 2017  
 CPC DATE January 18, 2018

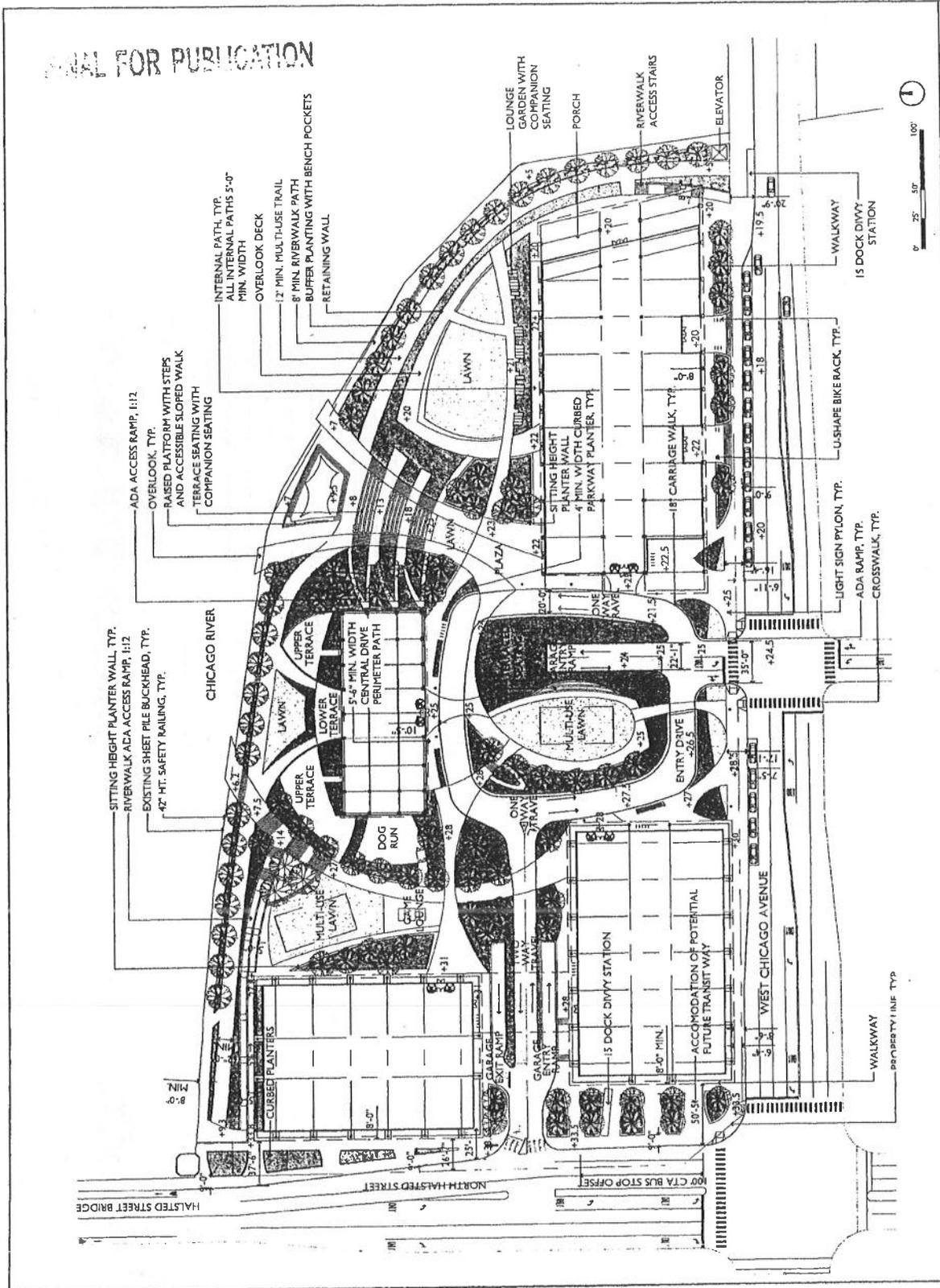
PD-103

700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

Goettsch Partners - Architects  
 224 S Michigan Ave, Floor 17  
 Chicago IL 60604





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**DIMENSIONED SITE PLAN**  
 PREPARED: September 6, 2017  
 CDS DATE: January 18, 2018

PD-104

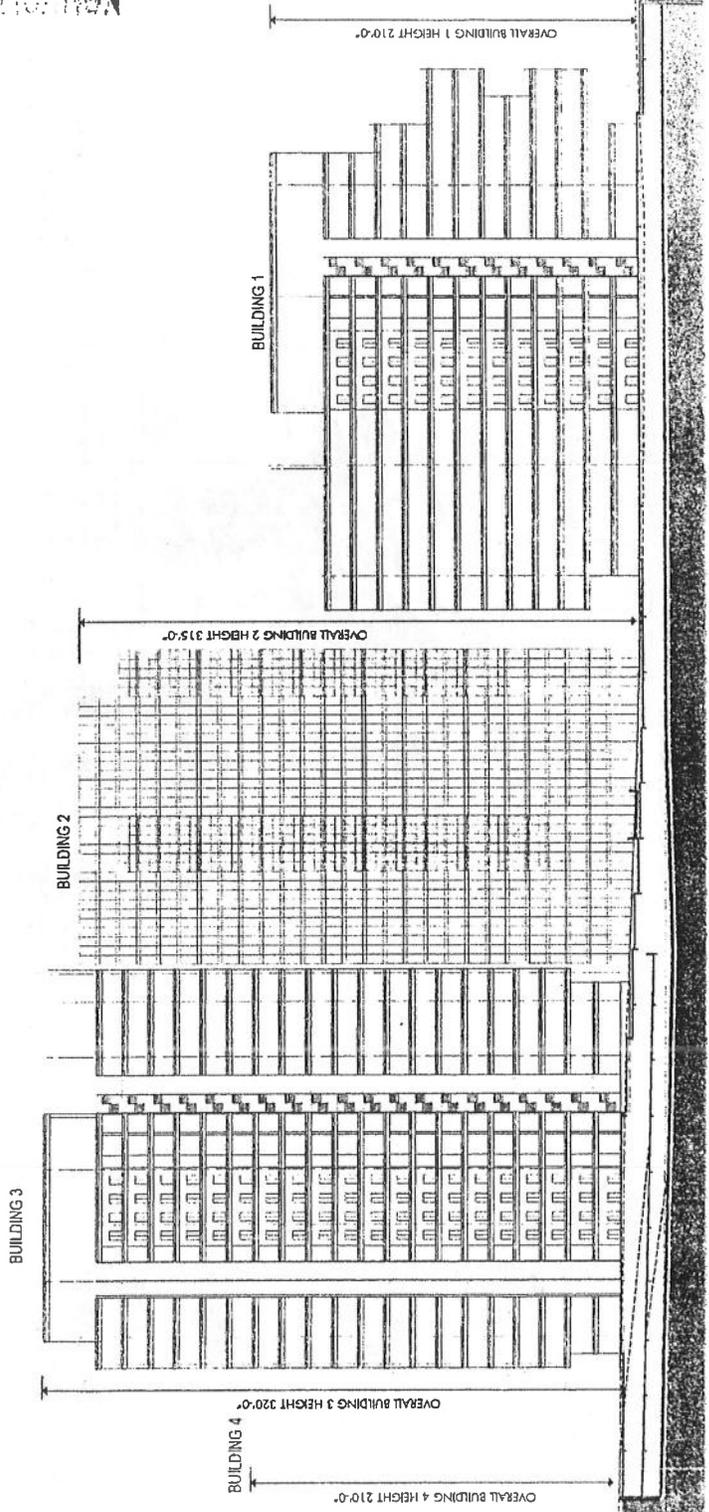
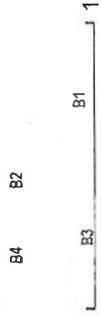
700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave. & 801-845 N Halsted St

Goettsch Partners - Architects  
 224 S Michigan Ave. Floor 17  
 Chicago IL 60604



PANEL FOR PUBLICATION



EASTWEST SECTION 1  
 INTRODUCED: September 6, 2017  
 CPC DATE: January 16, 2018

PD-301

700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave, & 651-943 N Halsted St

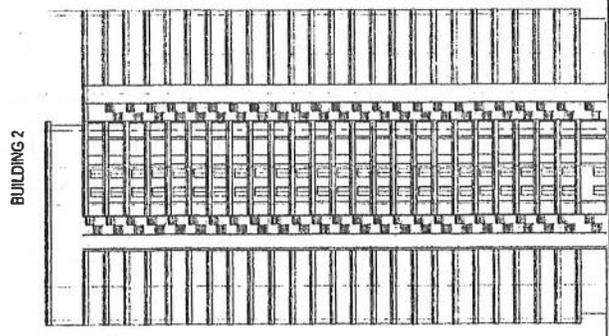
Goettlich Partners - Architects  
 224 S Michigan Ave, Floor 17  
 Chicago, IL 60604



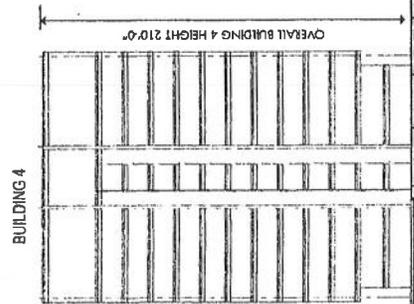
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81  
83



OVERALL BUILDING 2 HEIGHT 315'-0"



OVERALL BUILDING 4 HEIGHT 210'-0"

EASTWEST SECTION 2  
INTRODUCED September 6, 2017  
CPC DATE January 18, 2018

PD-302

700 W CHICAGO AVENUE

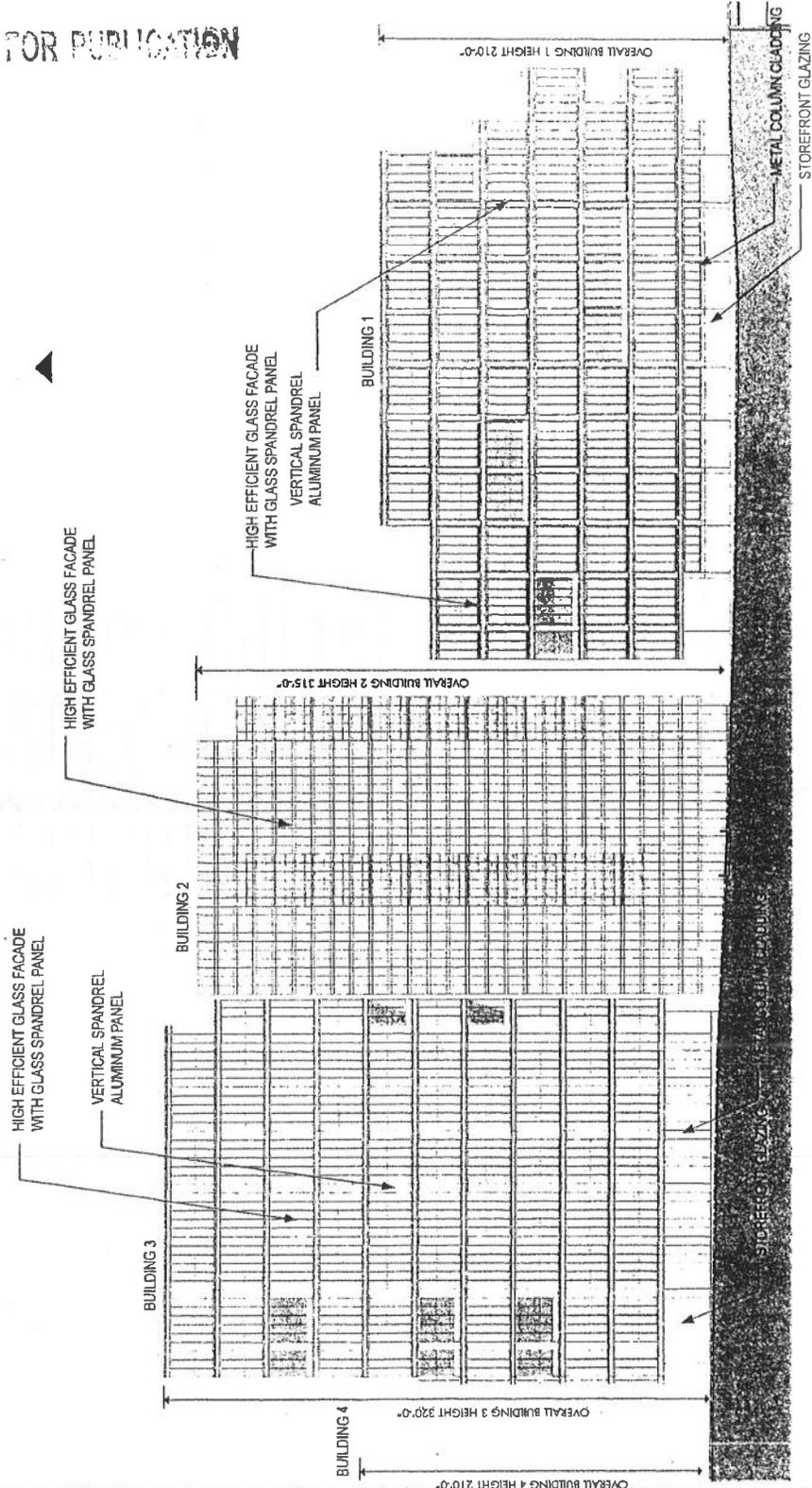
Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: - 640-740 W Chicago Ave. & 801-843 N Halsted St.

Goettsch Partners - Architects  
224 S Michigan Ave, Floor 17  
Chicago IL 60604



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B4 B2  
B3 B1



SOUTH ELEVATION  
INTRODUCED: September 6, 2017  
CPC DATE: January 19, 2018

PD-303

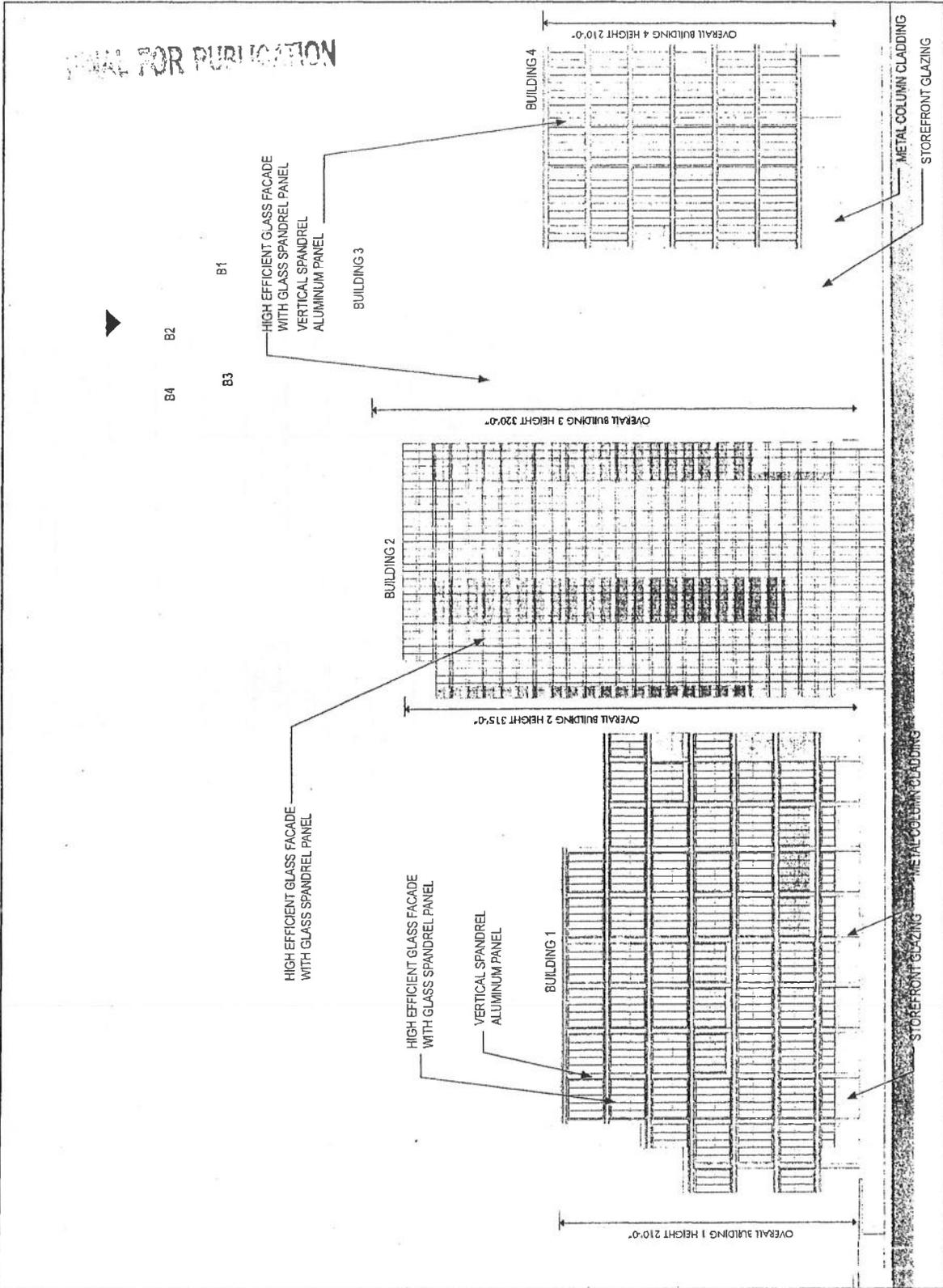
700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604



FINAL FOR PUBLICATION



B4  
 B2  
 B3  
 B1

NORTH ELEVATION  
 INTRODUCED: September 6, 2017  
 CPC DATE: January 18, 2018

PD-304

700 W CHICAGO AVENUE

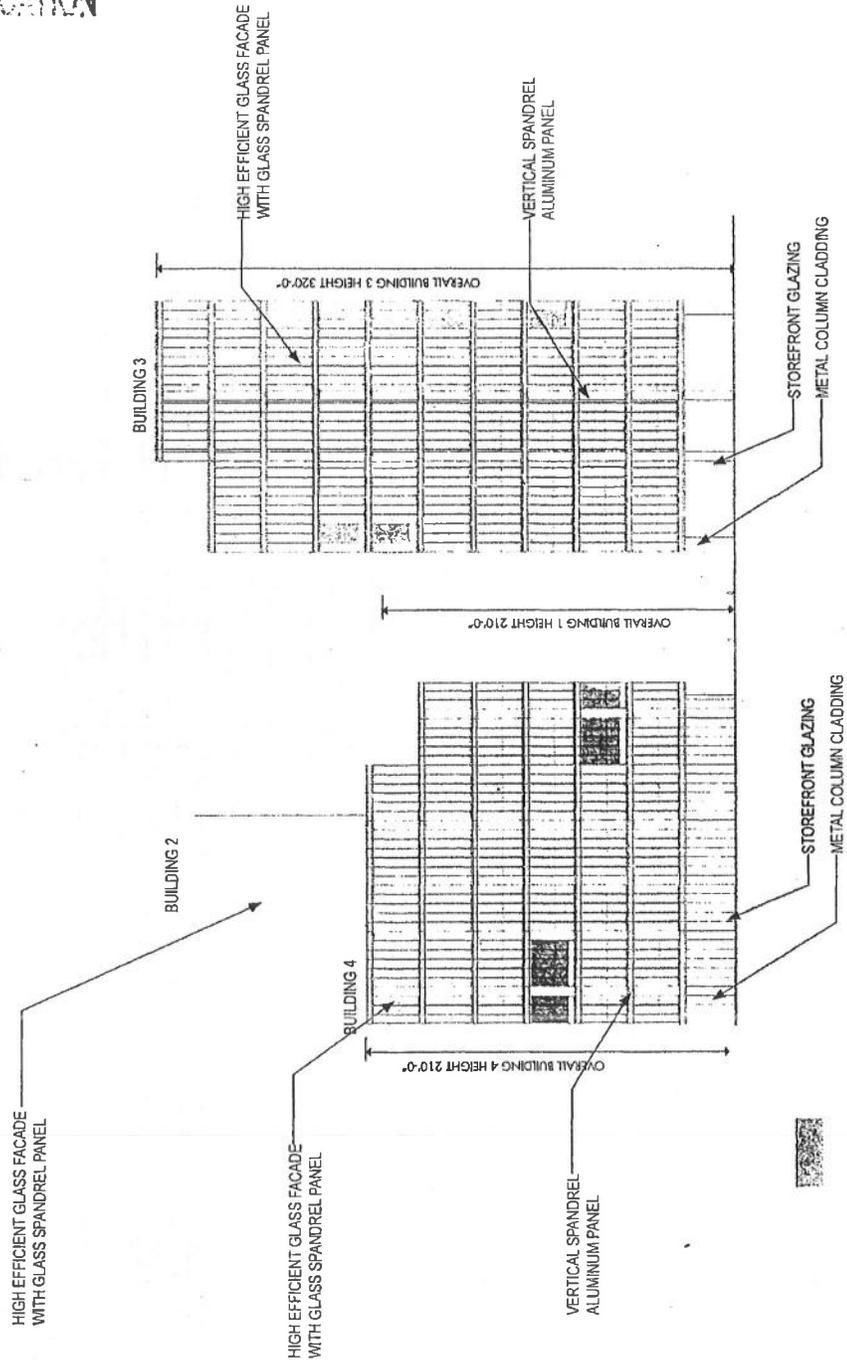
Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640-740 W Chicago Ave, & 601-643 N Halsted St

Goettsch Partners - Architects  
 224 S Michigan Ave, Floor 17  
 Chicago, IL 60604



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B4 B2 B1  
▲  
B3



**GP**  
 Goeltzsch Partners - Architects  
 224 S Michigan Ave, Floor 17  
 Chicago, IL 60604

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
 Address: 640740 W Chicago Ave, & 801-863 N Halsted St

700 W CHICAGO AVENUE

PD-305

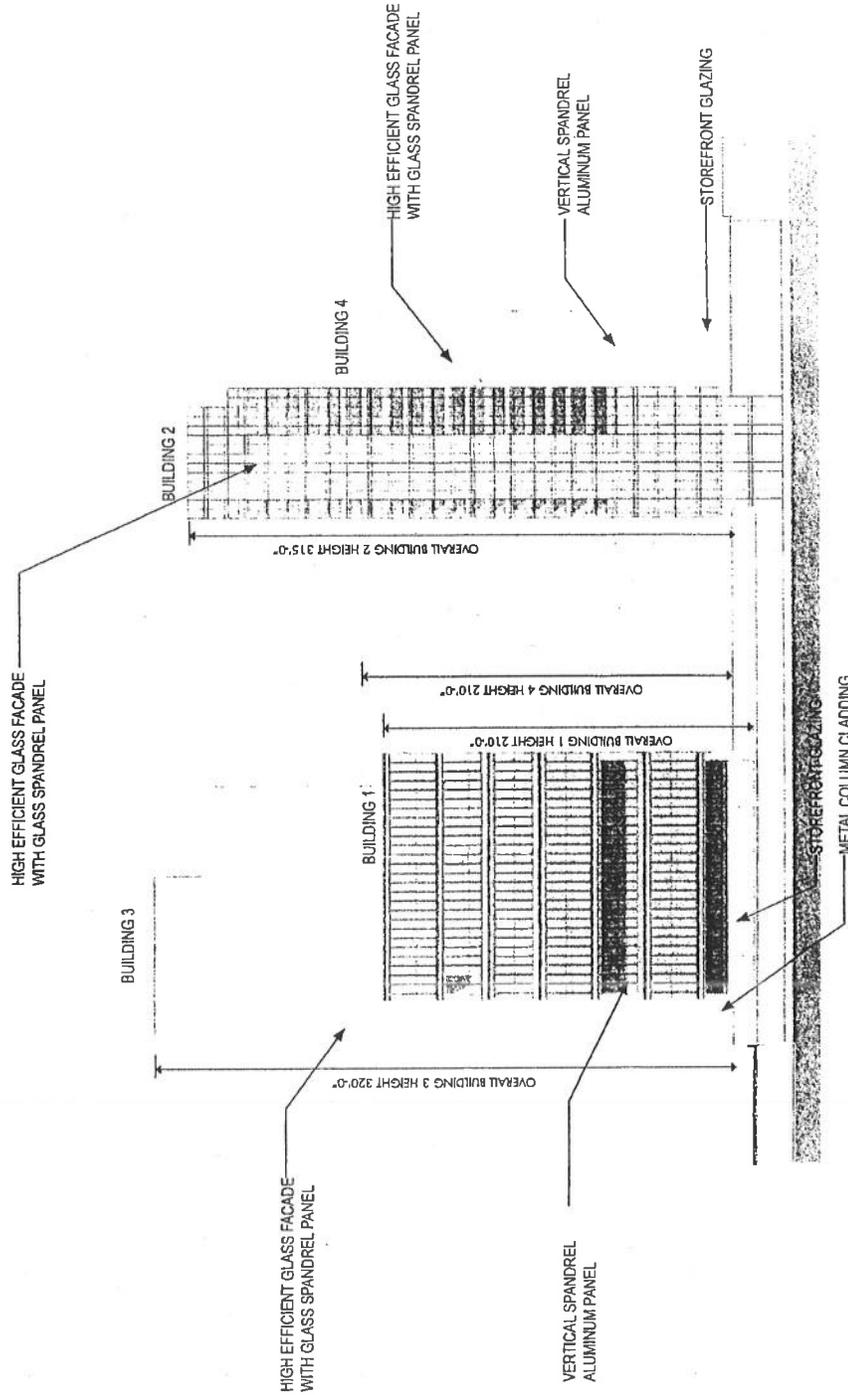
WEST ELEVATION  
 INTRODUCED: September 6, 2017  
 CPC DATE: January 18, 2018

FINAL FOR PUBLICATION

B4 B2

B1

B3



EAST ELEVATION  
INTRODUCED: September 6, 2017  
CPC DATE: January 18, 2018

PD-306

700 W CHICAGO AVENUE

Applicant: RIVERSIDE 700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave. & 601-643 N Halsted St

Goeitsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604



